

MINUTES
SANDY CITY COUNCIL MEETING
Sandy City Hall - Council Chamber Room #211
10000 Centennial Parkway
Sandy, Utah 84070

January 20, 2009

Meeting was commenced at 7:05 p.m. [:06:19 PM](#)

PRESENT:

Council Members: Chairman Stephen P. Smith, Bryant Anderson, Scott Cowdell, Steve Fairbanks, Chris McCandless, and Dennis Tenney

Mayor: Tom Dolan

Others in Attendance: CAO Byron Jorgenson; City Attorney Walter Miller; Community Development Director Mike Coulam; Public Utilities Director Shane Pace; Public Works Director Rick Smith; Economic Development Director Randy Sant; Deputy to the Mayor John Hiskey; Police Chief Stephen Chapman; Fire Chief Don Chase; Parks & Recreation Director Nancy Shay; Administrative Services Director Art Hunter; Council Office Director Phil Glenn; Council Office Manager Pam Lehman, Council Executive Secretary Wendy Densley

ABSENT/EXCUSED: Linda Martinez Saville [personal]

1. **OPENING REMARKS/PRAYER/PLEDGE:**

The Prayer was offered by **Boy Scout Colby Ruffell of Troop #242**, and the Pledge was led by **Dallyn Riddick of Troop #242**.

2. **SPECIAL PRESENTATION:**

a. **GFOA Presentation CAFR/Budget Award**

Art Hunter introduced Scott Stevens, who is a member of the Board of the Utah Finance Officers Association, and represents the Government Finance Officers Association of US and Canada. He presented two awards to Sandy City; the Awards are the GFOA Distinguished Budget Presentation Award for budget year 2009, and the Prestigious Certificate of Achievement for Excellence for Financial Reporting for the fiscal year 2007.

b. **Sam's Club – Defibrillator Grant**

Mayor Dolan reported that Sandy is a recipient of a check from Sam's Club and Walmart for \$1,200.00 to purchase a defibrillator to be located at the Parks and Recreation building.

3. **CITIZEN(S) COMMENTS:**

a. There were no citizen comments.

PUBLIC HEARING(S):

4. **Regulating Signs for Major Sports Venues** [7:17:26 PM](#)

Public Hearing to consider the following: Amend Title 15A, Chapters 26, Outdoor and Advertising, and 37, Definitions, Land Development Code, Revised Ordinances of Sandy City, 2008, regulating signs for major sports venues.

Discussion:

Brian McCuiston presented to the council the Code Amendment regulating signs for major

sports venues. He reviewed the propose changes that the Planning Commission suggested.

BACKGROUND

The Sandy City Community Development Department has filed a request to amend Title 15A Chapters 26, Signage and Outdoor Advertising, and 37, Definitions, Land Development Code, Revised Ordinances of Sandy City, 2008 . The purpose of the Code Amendment is to regulate signs for major sports venues.

PROPOSAL

On July 17, 2008 the Planning Commission approved a partial sign package for the Rio Tinto Stadium that included directional signage designed to guide fans through the complex (gate labels, parking lot directions, and ticket information). On August 21, 2008, the Planning Commission approved another partial sign package. This approval was specifically for one large identification sign and two smaller logo signs on each side which are located at the grand entrance on the northwest corner of the stadium.

In the near future representatives for ReAL Salt Lake will be presenting the entire sign package for review and approval by the Planning Commission. Currently, the Sandy City Land Development Code does not regulate all of the different types of signs that a stadium venue may need. Therefore, staff is recommending the following Code Amendment to properly address all of the different types of signs that may be requested as part of the stadium sign package.

NON-CONFORMING USES

This Code Amendment will not create any non-conforming signs because we currently do not regulate the many different kind of signs associated with a major sports venue.

LAND DEVELOPMENT CODE PURPOSE COMPLIANCE

The Sandy City Land Development Code in '15A-01-03 lists the criteria explaining the intent and purpose of the Ordinance. The purpose is:

15A-01-03 Purpose

This Code is adopted to implement Sandy City's General Plan and to promote: public health, safety, convenience, aesthetics, welfare; efficient use of land; sustainable land use and building practices; transportation options and accessibility; crime prevention; timely citizen involvement in land use decision making; and efficiency in development review and land use administration. Specifically, this Code is established to promote the following purposes:

1. **General**
 - a. To facilitate the orderly growth and development of Sandy City.
 - b. To facilitate adequate provision for transportation, water, sewage, schools, parks, and other public requirements.
 - c. To stabilize property values.
 - d. To enhance the economic well being of Sandy City and its inhabitants.
2. **Implementation of General Plan**

To coordinate and ensure the implementation of the City's General Plan through effective execution of development review requirements, adequate facility and

services review and other goals, policies, or programs contained in the General Plan.

3. **Comprehensive, Consistent and Equitable Regulations**

To establish a system of fair, comprehensive, consistent and equitable regulations, standards and procedures for review and approval of all proposed land development within the City.

4. **Efficiently and Effectively Managed Procedures**

- a. To promote fair procedures that are efficient and effective in terms of time and expense.
- b. To be effective and responsive in terms of the allocation of authority and delegation of powers and duties among ministerial, appointed, and elected officials.
- c. To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.

The proposed Code Amendment will create consistent and equitable regulations, standards and procedures for review and approval of signs within the City.

GENERAL PLAN COMPLIANCE

One of the goals of the Sandy City General Plan is to "Enhance the community image of Sandy for visitors and residents" (Community Identity Goal 2.0, page 2-17). This Code Amendment will help meet this goal by establishing reasonable standards for signage of a major sports venue that will benefit the owners of the stadium as well as those who reside and visit Sandy City.

OTHER

Staff is currently considering a new Code Amendment that will address the height, size, and design of a freeway freestanding sign that may be associated with the stadium. The current Code Amendment will address the freestanding sign that may be proposed on State Street and/or 9400 South Street. A future Code Amendment dealing with a freeway sign will be coming before the Planning Commission in February. Staff is presenting the following information in this staff report as an aid to your consideration and review of the ReAL sign package proposal. Planning staff has prepared the following matrix of signs approved in Sandy, outside of Sandy, and what ReAL has presented to staff. All of the signs are located adjacent to I-15, both in Sandy and in other municipalities. The matrix describes what business the sign is for, the height and square footage (with approximate dimensions).

Signs Approved in Sandy City		
Name	Height	Square Footage
South Towne AutoMall	56'	651 (Approx. 21' x 31')
Sandy Recreation (Classic Skating)	55'	234 (Approx. 19.5' x 12)
South Towne Mall	48'	580 (Approx. 30' x 19')
Standard Plumbing	45'	468 (Approx. 18' x 26')

Wasatch Shadows	36.5'	299 (Approx. 13' x 23')
AT&T	30'	156 (Approx. 13.9' x 11.5')
Bonneville Equipment	28'	200 (Approx. 20' x 10')
Aquatech Pools	25'	218 (Approx 23' x 9.5')
Typical Billboard Size	Varies depending on the site	672 (Approx. 48' x 14')

Signs Approved Outside of Sandy City		
Name	Height	Square Footage
E Center (WVC)	65'	864 (Approx. 24' x 36') This does not include the E Center and West Valley City on top
Draper Outlet (Draper)	98'	1674 (Approx. 62' x 27')
IKEA (Draper)	100'	575 (Approx. 50' x 11.5') on 3 sides
Open Court (Lehi)	60'	540 (24' x 22.5')

Signs Proposed by ReAL Salt Lake		
Name	Height	Square Footage
State Street Freestanding Sign	30'	100 square feet of sign face (includes logo cabinet, message center, and naming panel)
I-15 Freestanding Sign	100'	1860 (Approx. 42.6' x 43.8')

STAFF RECOMMENDATION

The Community Development Department respectfully requests that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed ordinance amendment for the following reasons:

1. Compliance with the Purpose of the Land Development Code by creating consistent and equitable regulations, standards and procedures for review and approval of signs within the City.
2. Compliance with the Goals and Policies of the General Plan of enhancing the community image of Sandy City by establishing reasonable standards for signage of a major sports venue that will benefit the owners of the stadium as well as those who reside and visit Sandy City.

Bill Manning, Salt Lake REAL, said that the scrim panel advertisements are critical to their operation and revenues. He asked that the Council approve the signage package as requested including the interior and exterior scrim panels.

Chairman Smith opened the public hearing. There were no comments; the hearing was closed.

Scott Cowdell feels that the City should do whatever is appropriate and needed to help promote this facility. He is in favor of the scrim signage, on the interior and exterior of the stadium. [:27:43 PM](#)

Dennis Tenney said that he also is in favor of the scrim signage. He said that whatever the City can do, within reason, to facilitate the success of the stadium is an advantage to the community. [:32:35 PM](#)

Chris McCandless agreed with the comments made by Mr. Tenney and Mr. Cowdell. He thinks that as a whole, the City needs to do anything possible and reasonable to ensure that the stadium is successful. He asked Mike Coulam who the appeal would go to if the Council adopts the ordinance with the exterior scrim signage, and the Planning Commission disagrees.

Mike Coulam responded that it would go to the Board of Adjustment. [:33:37 PM](#)

Byrant Anderson said that he agrees with all the Council's comments that have been made. He said that it is important to him that the signs look tasteful. He is in favor of making this facility successful. He asked how the season ticket sales are going so far this year. [:36:09 PM](#)

Bill Manning reported that the sales are 100% greater than what were sold a year ago by this date. He also reported that 3000 tickets were sold on the first day of ticket sales for the Eagles concert. They are expecting this concert to be sold out. Average first day ticket sales for an event are between 1,200 and 1,800.

Steve Fairbanks asked if Mr. Manning was comfortable with what was proposed for the interior scrim signs.

Bill Manning reported that he is not comfortable with the interior scrim signs being struck from the ordinance. He said it would be a challenge, especially since Rio Tinto is planning on having two interior scrim signs. That would create an issue with the contract with Rio Tinto, if the interior scrim panel signage was left out of the ordinance. He said that ReAL would be happy to make the background color of the panels a neutral color.

Stephen Smith clarified that the interior scrim panels are currently in the ordinance; they would only be stricken if the Council approved the changes the Planning Commission recommended. He said that he is not opposed to the scrim panel signs. He recognizes the financial need for the signs, but he thinks that argument could be made for other signage in the City. He feels that it is a little inconsistent to bend the rules or rewrite rules for one business. Community development has had other parties make requests to them regarding signage and they would make the same argument that it is essential for revenues. He disagrees with the Council; he doesn't know if they can make those decisions on an economic need of an applicant, since everyone has an economic need.

Mike Coulam clarified that if this ordinance is approved to allow the scrim signs, 20 panels would be allowed.

Chris McCandless asked if it was 20 total signs interior and exterior, or 20 panels per scrim.

Mike Coulam further clarified, that there are scrim signs facing both interior seating banks. There

will not be any exterior scrim signs facing west. The East side will have scrim signs facing State Street.

Bill Manning asked about "Budweiser" signs on the handout [attached Exhibit A], facing west on the exterior.

Mike Coulam said that sign was scratched from the ordinance in the staff recommendation.

Dennis Tenney said that he isn't comfortable with exterior signage on the west side of the stadium.

Mike Coulam pointed out that on the picture; there are two signs on the southwest corner of the stadium facing south, a "Coca-Cola" sign.

Dennis Tenney said he doesn't mind the sign facing south. He just doesn't feel comfortable with signs facing the freeway.

Mike Coulam said that the sign facing south was not included in the ordinance. He reported that it was brought to the Planning Commission as a sign theme. Placement of the signs is included in the sign theme.

Nick Duerksen clarified that a scrim is defined as the area between the seating and the canopy. Staff was concerned about signs being hung beyond or above the canopy's lower edge.

Wally Miller, said that the City regulates the time, place and manner of signs, not the content. He said that there has been a sign singled out as a "Budweiser" sign; the City doesn't regulate "Budweiser", but the State does. He clarified that Sandy would not approve a particular alcoholic sign. [:52:57 PM](#)

Steve Fairbanks said that in the ordinance, the 20 sign allowance is referred to twice. He doesn't feel it is clear whether it is a total of 20 signs all together, or if it is 20 exterior and 20 interior. [:54:47 PM](#)

Nick Duerksen explained that the draft ordinance that went before the Planning Commission recommended having 20 interior and 20 exterior signs. If the ordinance is approved, there would need to be some changes made to the wording.

Mike Coulam said that Community Development would meet with REAL to clarify this issue.

Stephen Smith asked why there would be no scrim signs proposed for the West side.

Bill Manning said it was because of the way the stadium is built, the signs could not be seen.

Scott Cowdell said that he doesn't have a problem with having a total of 40 signs. He asked Mike Coulam to discuss the issue with Real.

Motion: **Dennis Tenney** made a motion to direct Planning Staff to come back with final language for the ordinance next week, which includes the recommendations of the Planning Commission, with the exception that there would be a total of up to 40 scrim signs, with a prohibition of signs on the west side, inclusion of the

southwest corner south facing sign [represented by "Coca Cola"] and the inclusion of the scrim signs on both interior faces and on the exterior east facing scrim area.

Second: Chris McCandless

Vote: Anderson- Yes, Tenney- Yes, McCandless-Yes, Saville- Yes, Fairbanks- Yes, Cowdell-Yes, Smith- Yes,

Motion Approved: All in Favor

COUNCIL ITEM(S):

5. **Resolution Supporting the Jordan River Blue Print** [8:02:24 PM](#)
Resolution #09-07 C – a resolution of Sandy City in support of the goals and initiatives of "Blueprint Jordan River".

Motion: Chris McCandless made a motion to approve Resolution #09-07C the goals and initiatives of the Blueprint Jordan River.

Second: Steve Fairbanks

Phil Glenn asked if he could clarify a grammatical error within the Resolution. It is proposed to change one of the item clauses. It would be changed to read: "Considering enacting or modifying zoning ordinances which may make development within the Jordan River corridor more compatible with Blueprint recommendations".

Chris McCandless asked that they add "so long as it maintains the integrity of private property rights".

Bryant Anderson asked which would take precedent the 100 year flood plain or private property rights.

Chris McCandless explained that this would be a separate issue. The 100 year flood plain is put out by a FEMA map. You have to adhere to that in addition to ordinances in order to develop property. Properties that are contained within the 100 year flood plain are going to have diminished values, because it is difficult to build, and impossible to alter the corridor in order to make that property more developable.

Amendment to the Motion:

Steve Smith suggested amending the language to say the following: "Considering enacting or modifying zoning ordinances which may make development within the Jordan River corridor more compatible with Blueprint recommendations, while giving due consideration to the protection of private property rights".

Chris McCandless accepted the amendment.

Vote: Anderson- Yes, Tenney- Yes, McCandless-Yes, Saville- Yes, Fairbanks- Yes, Cowdell-Yes, Smith- Yes.

Motion Approved: All in Favor

6. **Interlocal Cooperation Agreement: Valley Police Alliance**
Resolution #09-08 C - authorizing the execution of an Interlocal Cooperation Agreement between the cities of Cottonwood Heights, Draper, Midvale, Murray, Salt Lake City, Sandy, South Jordan, South Salt Lake, Taylorsville, West Jordan,

and West Valley for the creation and operation of the Valley Police Alliance.

Discussion:

Chief Chapman said that this is similar to the Metro Fire Department. This gives the cities several abilities that they haven't had in the past as a single city. [:09:34 PM](#)

Motion: **Dennis Tenney** made a motion to approve Interlocal Cooperation Agreement authorizing the execution of an Interlocal Cooperation Agreement between the cities of Cottonwood Heights, Draper, Midvale, Murray, Salt Lake City, Sandy, South Jordan, South Salt Lake, Taylorsville, West Jordan, and West Valley for the creation and operation of the Valley Police Alliance.

Second: **Scott Cowdell**

Comment on the motion:

Chris McCandless thinks that this Interlocal Agreement helps protect the integrity of the Sandy Police Department.

Vote: Anderson- Yes, McCandless-Yes, Tenney- Yes, Saville- Yes, Fairbanks- Yes, Cowdell-Yes, Smith- Yes

Motion Approved: All in Favor

7. **Interlocal Cooperation Agreement: Metropolitan Water District of Salt Lake & Sandy: River Oaks Withdrawal**
Resolution #09- 09 C – authorizing the execution of an Interlocal Cooperation Agreement between the Metropolitan Water District of Salt Lake and Sandy and Sandy City regarding the River Oaks withdrawal.

Discussion: **Pat Casaday** said that 4 years ago, the City annexed some property on Creek Road between 1300 East and 1700 East. They were receiving water from the Jordan Valley Water Conservancy District, when they were annexed they became part of the Metropolitan Water District. These properties were being taxed by both entities. [:11:24 PM](#)

Motion: **Bryant Anderson** made a motion to adopt Resolution #09-09C authorizing the execution of an Interlocal Cooperation Agreement between the Metropolitan Water District, Salt Lake and Sandy and Sandy City regarding the River Oaks withdrawal.

Second: **Dennis Tenney**

Vote: Anderson- Yes, McCandless-Yes, Tenney- Yes, Fairbanks- Yes, Saville- Yes, Cowdell-Yes, Smith- Yes.

Motion Approved: All in Favor

8. **Code Amendment: Special Exceptions-Officers, Boards & Commission** [:13:23 PM](#)
Ordinance #09- 02- Amending title 15A of the revised ordinances of Sandy City (The Land Development Code) by amending Section 15A-03, "Officers, Boards and Commission".

Motion: **Dennis Tenney** made a motion to adopt Ordinance #09-02 amending title 15A of the revised ordinances of Sandy City (The Land Development Code) by amending Section 15A-03, "Officers, Boards, and Commission".

Second: **Steve Fairbanks**

Vote: Anderson- Yes, McCandless-Yes, Tenney- Yes, Saville- Yes, Fairbanks- Yes,
Cowdell-Yes, Smith- Yes

Motion Approved: All In Favor

9. Code Amendment: Utility Boxes, Title 15 Land Development Code
Ordinance #09-01- amending Title 15A of the revised ordinances of Sandy City (The Land Development Code) by amending Section 15A-23-12, "Utilities".

Discussion:

Scott Cowdell said that Linda Martinez Saville asked that this item be tabled until she is present at the meeting.

Motion: **Scott Cowdell** made a motion to table this item until all of the council members are present.

Second: **Steve Fairbanks**
All members voted in affirmative.

MINUTES:

10. **Approve the January 6, 2009 City Council Meeting Minutes.**

Motion: **Chris McCandless** made a motion to approve the January 6, 2009 City Council Meeting Minutes.

Second: **Bryant Anderson**
All members voted in affirmative.

11. **MAYOR'S REPORT 8:14:54 PM**

- a. Mayor Dolan reported that a meeting was held with County Councilwoman Jani Iwamoto, to discuss happenings in Sandy.
- b. He reported that a meeting was held with Bill Simmons to discuss the potentials for helpful federal legislation. He said that submittals have been made for seventeen (17) million dollars to continue the 1300 East project. Also, eleven (11) million dollars for storm water and water projects. He said there is an expected increase in the CDBG funding.
- c. He reported that he met with some of the lobbyists on RDA legislation discussing an idea for funding RDAs out of sales tax. This idea was taken to Senator Bramble for his review. It would give the city more revenue to work with, but it might take a few years.
- d. He reported that there was a ULCT policy meeting where upcoming legislation for this year was reviewed. The League will be attempting to protect the locals' share of the B&C road funds.

12. **CAO'S REPORT**

- a. No report was given.

13. **COUNCIL OFFICE DIRECTOR'S REPORT 8:19:15 PM**

- a. Phil Glenn handed out a memo from John Hiskey: 1. Giving the Council an update of proposed legislation. 2. A memo reporting that the 10600 South location for a TRAX station has been thrown out of consideration; confirmed by UTA.

- b. He reported that the ULCT Local Officials Day luncheon location was changed, it will be held at the LDS Conference Center.
- c. He handed out a copy of the citizen committee assignments and times of those meetings. Scott Cowdell pointed out that he was not the representative for the Association of Council's, and that the representative was Dennis Tenney.
- d. The Sandy Summit Awards are going to be held next Tuesday, January 27th, in the Multi-Purpose Room. Before the Summit Awards dinner, the Council is going to take a tour of the new Hyatt Hotel and Suites in Sandy.

14. OTHER COUNCIL BUSINESS

- a. **Chris McCandless** said that he and the Mayor are meeting with Bailey Pope from the Dawson Company; who is coming in from Georgia. The Dawson Company is a transit oriented development company. He proposed that a resolution from Sandy City be created supporting the Little Cottonwood group's efforts to get funding for a GAZAX avalanche control system in the Canyon. [:25:12 PM](#)
- b. **Stephen Smith** reminded that Council that there will be a lengthy budget discussion at next Tuesday's Council Meeting (January 27). He asked that the Council come prepared to discuss the recommended budget cuts. [:28:34 PM](#)

At approximately 8:30 p.m., Scott Cowdell made a motion to adjourn Council Meeting, motion seconded by Dennis Tenney.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Stephen P. Smith
Council Chairman
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Wendy Densley
Council Office Executive Secretary